

MINUTES OF THE PLANNING COMMISSION MEETING OF FEBRUARY 21, 2007 AT 6:00 P.M.
HELD IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBER.

MEMBERS PRESENT: Tom Bowen, Geoff Armstrong, Sue Ryser, Jerri Harwell, Doug Haymore, Gordon Nicholl, Amy Rosevear, Jim Keane

MEMBERS EXCUSED: JoAnn Frost

STAFF PRESENT: Planning Director Michael Black, Associate Planner Glenn Symes, Planning Coordinator Sherry McConkey

OTHERS PRESENT: David Nance, Barney Olsen, Frank Linthorst, Karen Kleinlein, Mike Allred, Nick Morgan

Chair Bowen called the meeting to order.

1.0 **PUBLIC COMMENT**

1.1 No public comment was given.

2.0 **ACTION ITEM - CONDITIONAL USE VIOLATIONS – COTTONWOOD PAWN**

2.1 Mr. Black explained that there have been signage violations during weekend hours and that the owners of the pawnshop had been advised on numerous occasions that this is a violation and that the signs need to be removed.

2.2 David Nance explained that a City employee had told him that it would be fine to display the sign on weekends. He stated that he now knows the process and will not display the sign again.

2.3 Chair Bowen explained that if complaints are made the Planning Commission can revoke the conditional use permit.

2.4 **MOTION:** Mr. Haymore moved to keep the conditional use in place with the recommendation that the conditional use permit be revoked upon any future violations.

2.5 David Nance asked for clarification on the motion and if the violation would just be signage?

Mr. Haymore explained at this time it they would be looking at signage violation but believed that any sign violation to the conditional use permit would be grounds for revocation. Mr. Haymore further stated that there seemed to be a break down in communication between the staff member of the city and the applicant and that if this problem were to occur again the Planning Commission would be less likely to ignore the violation.

2.6 The motion was seconded by Ms. Rosevear.

- 2.7 Amy Nance stated that Mike Dolan had come to the business and stated that an application would be needed for a grand opening sign. They had completed the application and it was denied. Ms. Nance expressed concern that their business is being targeted and that they had not received written correspondence that stated the violations.
- 2.8 Motion passed unanimously on voice vote
- 3.0 **PUBLIC HEARING – ZONE CHANGE – FRANK LINTHORST**
- 3.1 Mr. Symes stated that staff had received a request for a zone change for property located at 7425 S. Creek Road which is .72 acres of ground. The current zone is RR-1-21 to NC (Neighborhood Commercial) which is consistent with the general plan and staff is recommending approval. Mr. Symes explained that the RO (Residential Office) zone had been discussed as a possible change and staff would be amendable to this change if that was the direction they choose.
- 3.2 Frank Linthorst explained the owner would like to build a planned unit development and commercial office space on this property. The proposed entrance to the development would be on the southeast side of Creek Road. Mr. Linthorst stated that initially they had applied for NC (Neighborhood Commercial), after discussions with staff the MU (Mixed Use) was proposed, and with the proposed change tonight to RO (Residential Office). Mr. Linthorst requested additional time to review the RO zone to make sure it meets the needs of his client.
- 3.3 Ms. Rosevear explained that the Planning Commission has to look at the entire area and not just the applicant's property. She further explained that there are several zones that could fit this area and that the Planning Commission had determined the RO zone would be the best fit for this area.
- 3.4 Chair Bowen opened the public hearing.
- 3.5 Mike Allred, 7443 Creek Road explained that commercial development is encroaching in to the residential zones and is concerned that an office would increase traffic in to the neighborhood.
- 3.6 Barney Olsen, 7244 Walpole Way owns the office complex across the street and was concerned about parking and wanted to make sure the parking is addressed in the planning process.
- 3.7 Chair Bowen closed the public hearing.
- 3.8 Ms. Rosevear explained that if the zone was changed to RO the parking would be less of a problem than if it was changed to some other zone.

- 3.9 Ms. Ryser stated she would be in favor of the RO zone versus the NC zone and believed it would have less impact on the community.
- 3.10 Mr. Nicholl explained that the commission has worked hard to keep a good mix of zones that meet the needs of the community and is in favor of the RO zone. This would limit the size of the building and believes that this is best.
- 3.11 Mr. Armstrong explained he was in favor of the RO zone and believed that the impact of the community be would less than the NC zone.
- 3.12 MOTION: Mr. Haymore moved to table this discussion to allow the developer time to research the proposed RO zone. The motion was seconded by Ms. Rosevear. The motion passed 6-1 with Mr. Armstrong opposed.
- 4.0 **APPROVAL OF MINUTES**
- 4.1 MOTION: Mr. Nicholl moved to approve the minutes for January 03, 2007. The motion was seconded by Mr. Armstrong and passed unanimously on voice vote.
- 4.2 MOTION: Mr. Nicholl moved to approve the minutes for January 17, 2007 with recommended changes. The motion was seconded by Mr. Armstrong and passed unanimously on voice vote.
- 5.0 MOTION: Mr. Nicholl moved to adjourn the meeting. The motion was seconded by Ms. Ryser

Meeting adjourned at 7:39 p.m.

Approved: 3-21-07 sm